

GOALS, OBJECTIVES, AND POLICIES FROM THE PREVIOUS HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES	COMMENTS
GOAL 1 - Ensure The Provision Of Sufficient Housing For All Income Groups To Accommodate San Diego’s Anticipated Share Of Regional Growth Over The Next Housing Element Cycle, FY 2005 - FY 2010.	
QUANTIFIED OBJECTIVE A: Provision of an Adequate Site Inventory	
Maintain an inventory of both vacant and redevelopable land which is distributed throughout the City in such a way that the City can achieve its 7.5 year regional share goal of 45,741 units, as allocated by SANDAG in the Regional Housing Needs Statement during the period January 1, 2003-June 30, 2005. The inventory shall not fall below the number of sites required to accommodate 75,000 single-family and multifamily housing units even by the end of this period.	
Policy HE-A.1. The City shall monitor residential development for its impact upon remaining development capacity and ability to provide public facilities and services and to ameliorate deficiencies in such facilities and services in a timely manner	
Policy HE-A.2. Through community plan updates, plan amendments, action plans and other community-oriented planning documents, the City shall continue to identify areas appropriate for infill residential and mixed-use development, as well as already developed areas where existing development patterns should either be maintained or altered.	
Policy HE-A.3 Through the community plan update process, the City shall designate land for a variety of residential densities sufficient to meet its housing needs for a variety of household sizes, with higher densities being focused in the vicinity of major employment centers and transit service.	
Policy HE-A.4 Through the community plan update process, the City shall encourage location and resource efficient development. The community plans should focus on policies which promote a cluster of activities and services to establish a balance of housing, jobs, shopping, schools, and recreation, providing residents and employees with the option of walking, biking or using transit rather than driving.	
Policy HE-A.5 The City will ensure efficient use of remaining land available for residential development and redevelopment by requiring that new development meet the density minimums, as well as maximums, of applicable zone and plan designations.	
Policy HE-A.6 The City shall encourage residential use for publicly-owned sites not needed for public use. Land designated for public uses such as parks, schools, libraries, fire or police stations that is determined not to be needed for public use will be considered for redesignation to residential or mixed-use designations that include housing.	
Policy HE-A.7 The City will work to develop a comprehensive strategy for addressing the critical need for more workforce housing in San Diego. This strategy will be specifically aimed at moderate to middle income workers who earn too much to qualify for existing subsidized housing programs but too little to purchase a home in San Diego.	
QUANTIFIED OBJECTIVE B: New Construction.	
Provide at least 935 additional units for moderate-income households, 1,915 additional units for low-income households and approximately 2,065 additional units of housing for very low-income households during the plan period July 1, 2005- June 30, 2010. This objective does not include new units constructed with the assistance of Low- and Moderate-Income Redevelopment Set-Aside Funds.	
Policy HE-B.1 The City shall continue to utilize federal and state subsidies to the fullest in order to meet the needs of low-income residents.	
Policy HE-B.2 The City shall promote publicly and privately sponsored programs aimed at the development of affordable housing for low-income households. Such housing should offer a range of bedroom composition proportionate to the household sizes of low-income households.	
Policy HE-B.3 The City shall utilize its regulatory powers (e.g., land use, fees, etc.) to promote affordable and accessible housing.	
Policy HE-B.4 The City shall ensure that the development of low-income housing meets applicable standards of health, safety and decency.	
Policy HE-B.5 The City shall emphasize the provision of affordable housing in proximity to emerging low-income job opportunities in the high cost areas of San Diego.	
Policy HE-B.6 The City shall support research efforts of the state and other agencies to identify and adopt new construction methods and technologies to facilitate affordable housing.	
Policy HE-B.7 The City shall support research efforts of the lending industry and state and federal government agencies to identify and adopt innovative financing methods to facilitate affordable housing.	
Policy HE-B.8 The Housing Commission shall maintain an informational resource of housing developments in the City which have units reserved for low-income households.	
Policy HE-B.9 The City shall encourage new construction of Single Room Occupancy hotels (SROs) in helping to meet the housing needs of the elderly, students and low-income	
Policy HE-B.10 In order to achieve a broader dispersal of SRO hotels, the City shall promote their development within transit-oriented developments citywide in commercially zoned districts. This policy is intended to assist in implementing the City’s community balance objectives by facilitating a dispersal of affordable housing.	
Policy HE-B.11 The City shall facilitate a new class of housing called a Living Unit, which offers additional amenities beyond a traditional SRO, to provide low-cost housing units smaller than a studio in multifamily and mixed-use residential zones.	
Policy HE-B.12 The City shall encourage, through the community plan update process, increased use of zones that promote townhouse and row house development that can accommodate housing that is more efficient and less costly than traditional single-family detached housing.	
Policy HE-B.13 The City, working through its lobbyists, shall seek legislative changes to make state and federal affordable housing programs more responsive to needs of low-income households.	
Policy HE-B.14 The City shall foster affordable development and community balance by continuing to implement an inclusionary housing program aimed at increasing the supply of rental and for-sale units available to low- and moderate-income residents.	

PLEASE PROVIDE COMMENTS TO BRIAN SCHOENFISCH, HOUSING ELEMENT UPDATE PROJECT MANAGER, EITHER BY MAIL, EMAIL, OR IN PERSON. EMAIL: BSCHOENFISCH@SANDIEGO.GOV
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GOALS, OBJECTIVES AND POLICIES	COMMENTS
Policy HE-B.15 The City shall encourage use of available Housing Density Bonus Programs.	
Policy HE-B.16 The City shall focus its resources for elderly housing at the low-income end of the elderly population.	
Policy HE-B.17 The City shall encourage housing for the elderly and people with disabilities near public transportation, shopping, medical and other essential support services and facilities.	
Policy HE-B.18 The City shall support the integration of persons with disabilities into the private housing market as much as possible.	
Policy HE-B.19 The City shall augment state requirements that multifamily dwellings contain accessible and adaptable features by adopting an ordinance aimed at increasing visitablity to single-family dwellings and duplexes.	
Policy HE-B.20 The City shall maintain an Affordable Housing Resources Guide that includes a list of projects that serve people with disabilities.	
Policy HE-B.21 The City shall cooperate with the military and the private sector to identify opportunities for additional military family housing throughout the City such that the occupants may have the opportunity to become an integral part of those communities.	
Policy HE-B.22 The City shall cooperate with the military through the community plan update process to ensure that potential future military housing sites are readily accessible to public services and facilities.	
Policy HE-B.23 The City shall seek to facilitate post-secondary students being able to live as close as possible to the schools they attend or to transit lines accessible to college campuses.	
Policy HE-B.24 Local universities shall provide as much student housing as possible. The universities should consider the use of incentives to encourage maximum use of university housing.	
Policy HE-B.25 The City shall promote SROs designed as dormitories as a resource in providing housing off-campus for those students who cannot, or do not want to be housed on campus.	
Policy HE-B.26 Development of new mobile home parks in San Diego is no longer recommended or likely due to high land prices and the greater efficiency of providing affordable housing at higher multifamily densities.	
Policy HE-B.28 The City shall monitor the number of farm worker employees in San Diego and the need for additional housing for farm workers.	
Policy HE-B.29 The City shall seek to provide additional housing units for farm workers with mobile home units on City-owned land.	
Policy HE-B.30 The City will comply with “Comprehensive Homeless Policy” Number 000-51 which became effective July 12, 1995, and provides guidelines for the City’s response to the homeless problem.	
Policy HE-B.31 The City actively supports providers of homeless services in establishing additional short-term beds. These beds may be provided through a variety of emergency shelter and safe-haven options including temporary shelters associated with the provision of services during periods of extreme weather conditions.	
Policy HE-B.32 The City shall actively support providers of homeless services in establishing additional winter seasonal shelter and entry-level beds.	
Policy HE-B.33 The City shall encourage interagency efforts to provide services and housing to specialized subgroups with disabilities. This support focuses on provision of permanent, supported housing space and services.	
Policy HE-B.34 The City shall encourage the dispersal of potential shelter sites throughout the community where the need is warranted.	
Policy HE-B.35 The City shall encourage the development of resources to help “at-risk” families and individuals with temporary assistance to avoid evictions leading to the need for more short- and long-term bed requirements.	
Policy HE-B.36 The City shall encourage priority for short- and long-term beds to be given to families including women and children.	
Policy HE-B.37 The City shall encourage affordable housing opportunities are given to those individuals and family groups that have successfully completed case managed recovery and traditional programs.	
Policy HE-B.38 The City shall ensure that all homeless facilities comply with all applicable standards with respect to accessibility for disabled persons.	
Policy HE-B.39 The City shall support projects in which individual and collaborative efforts to fund and develop existing and innovative solutions which address the need for transitional and permanent housing for individuals and families moving through the continuum.	
Policy HE-B.40 Preference will be given to projects which demonstrate definitive links to appropriate and progressive support services that move individuals and families through the continuum of care to self sufficiency.	
Policy HE-B.41 The City shall cooperate with other jurisdictions and coalitions in conducting regional, goal-oriented planning and coordination that will identify gaps in service, and seek methods to improve the responsiveness of existing homeless service systems.	
Policy HE-B.42 The City shall promote interagency communications, collaborations and partnerships to achieve an efficient and cost-effective delivery of services to the homeless and those at risk of becoming homeless.	
Policy HE-B.43 The City supports the concept of providing a continuum of housing for the homeless ranging from short-term beds to affordable low-cost permanent housing.	
Policy HE-B.44 The City Council shall encourage other government jurisdictions to meet their statutory obligations with regard to addressing human service needs of populations who are homeless or at risk of homelessness.	
Policy HE-B.45 The City shall develop a method to ensure an equitable distribution of housing options and co-located service facilities based on need, throughout the City to improve accessibility. Site selection will be focused on the needs of the neighborhood and the requirements for accessibility stated in the Comprehensive Homeless Policy.	
Policy HE-B.46 The City shall work with neighborhoods, businesses, community organizations, private sector partnerships and service providers to facilitate the site selection and approval process for homeless facilities.	
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Policy HE-B.47 The City shall develop Site Selection Guidelines and Program Design Criteria in accordance with “Fair Housing Practices” and the “Americans with Disabilities Act” to mitigate potential impacts of homelessness on the community while ensuring access to, and the continuity of the City of San Diego’s Continuum of Care.	
Policy HE-B.48 The City shall permit homeless facilities through a conditional use permit process pursuant to a Residential Care Facility ordinance. Pursuant to state law, the City’s Residential Care Facility Ordinance allows transitional housing and emergency shelters to be sited in residential areas of the City by right, i.e., without a conditional use permit, if there are six or fewer beds. Larger facilities may be sited by right if they comply with the underlying zoning and do not offer any services on-site to the residents. Other residential buildings may be sited by right if they comply with the underlying zoning and do not meet the definition of residential care facilities.	
Policy HE-B.49 The City Council shall review its Comprehensive Homeless Policy on a periodic basis and make modifications as necessary.	
Policy HE-B.50 The City shall encourage school districts and other employers to set up programs to provide housing for employees that might not be able to otherwise afford living in San Diego.	
Policy HE-B.51 The City shall identify City-owned properties and work with other public entities such as school districts and the state to identify other publicly-owned land that has potential to be used for affordable housing.	
Policy HE-B.52 The City will encourage, increased use of the recently adopted RT and RX zones to encourage small lot, townhouse and row house development that make more efficient use of land and allow lower per unit housing costs than traditional detached single-family housing.	
QUANTIFIED OBJECTIVE C: Maintenance and Preservation	
Develop and maintain programs that identify substandard housing and provide a wide spectrum of options to correct housing code violations.	
Policy HE-C.1. The City shall encourage the maintenance and repair of existing renter- and owner- occupied housing to prevent deterioration by promoting educational and training programs on basic housing maintenance procedures and techniques	
Policy HE-C.2 The City shall promote the replacement of substandard housing units which cannot feasibly be rehabilitated.	
Policy HE-C.3. The City shall support neighborhood cleanup programs.	
Policy HE-C.4. The City shall coordinate code enforcement efforts with housing rehabilitation programs.	
Policy HE-C.5 The City shall implement inspection programs for unique housing types such as farm worker housing and mobile homes to assure compliance with minimum health and safety standards.	
QUANTIFIED OBJECTIVE D: Preservation of Existing Low-Income Housing	
QUANTIFIED OBJECTIVE E: Housing Rehabilitation	
Policy HE-E.1 The City shall provide funding support to assist in the rehabilitation of both renter- and owner-occupied housing.	
Policy HE-E.2 To the extent practically possible, City-sponsored rehabilitation programs shall be coordinated with code enforcement and preservation programs described previously targeted to designated neighborhoods in order to maximize impact as an integral part of comprehensive neighborhood revitalization and reinvestment programs. However, in some instances, it may be appropriate for City rehabilitation funds to be broadly targeted to all neighborhoods eligible under federal and state regulations.	
Policy HE-E.3 The City shall seek to leverage its funds for rehabilitation with other non-local public and private sources.	
Policy HE-E.4 The City shall consider a policy which establishes one standard for the extent to which units funded with local funds need to be repaired. This policy need not apply to City funds which support such activities as paint-up/fix-up or clean-up or other such programs which fund essentially cosmetic repairs.	
Policy HE-E.5 To the extent practical, the use of Housing Commission and Redevelopment Agency Set-Aside funds for rehabilitation shall be used in a coordinated manner in order to maximize impact.	
Policy HE-E.6 To the extent legally and practically possible, public sector rehabilitation funds shall generally be utilized first to correct health and safety code violations with non-code related improvements given lower priority.	
Policy HE-E.7 The City shall promote the availability of programs to make housing units occupied by people with disabilities accessible.	
Policy HE-E.8 The City shall continue to support the maintenance and rehabilitation of the 36 City-owned farm worker housing units in San Pasqual Valley.	
GOAL 3 - Minimize governmental constraints in the development, improvement and maintenance of housing without compromising the quality of governmental review or the adequacy of consumer protection.	
QUANTIFIED OBJECTIVE F: Reduction of Governmental Constraints	
Project Management procedures, including the Project Tracking System, shall be entirely operational during the 2005-2010 Housing Element cycle.	

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To take no more than ten working days to process 90 percent of ministerial permit applications for single-family units through the initial correction stage and to take no more than 26 working days to process 90 percent of ministerial permit applications for multiple-family units. Such processing shall include the time from initial application to issuance of a correction notice.	
Policy HE-F.1 The City shall propose zoning and permit processing changes to further reduce housing costs and average permit processing times, while maintaining or improving the quality of design and development.	
Policy HE-F.2 The City shall consider appropriate organizational changes to enable development permits to be processed more expeditiously in a coordinated manner.	
Policy HE-F.3 The Development Services Department shall annually monitor average processing times for discretionary development permits.	
Policy HE-F.4 The Development Services Department shall continue to look for ways to substantially reduce permit processing times and create more certainty for permit applicants.	
Policy HE-F.5 The Development Services Department shall equitably and reasonably apply and interpret regulations for building and housing permits to protect public health and safety, implement community and General Plan goals, and strive for achieving the best and most economical approaches to providing affordable housing.	
Policy HE-F.6 The City shall continue to implement provisions of state law which exempt certain affordable housing projects from CEQA if specified criteria are met.	
Policy HE-F.7 The City shall continue to seek public input through the community planning process to pursue mutually beneficial ways to implement citywide affordable housing objectives, policies and programs, as well as community-specific goals.	
Policy HE-F.8 The City shall continue to implement a policy to encourage reasonable accommodation requests for persons with disabilities.	
Policy HE-F.9 The City shall evaluate whether existing locational requirements for residential care facilities are limiting opportunities to provide such facilities.	
GOAL 4 - Provide Affordable Housing Opportunities, Both for Low-Income Renters and Low- to Moderate-Income Homebuyers.	
QUANTIFIED OBJECTIVE G: Affordability for Low-Income Renters	
Provide assistance in the form of rental subsidies to at least 800 additional low-income households, of whom at least 90 percent should be very low-income.	
QUANTIFIED OBJECTIVE H: Affordable Homeownership Opportunities	
Provide homebuyer education, counseling and workshops to 500 low- or moderate-income households. Provide financial assistance to approximately 400 low- and 250 moderate-income families. Offer homeownership opportunities through land use incentive programs such as inclusionary housing and density bonus to an estimated 150 low- and moderate-income households.	
Policy HE-H.1 The City shall aggressively pursue all federal, state and local resources available to provide financial assistance, education, and related services to low-income renters and first-time homebuyers.	
Policy HE-H.2 The City shall promote alternative forms of housing which offer opportunities for economies of scale and shared facilities and services. Such housing can be particularly appealing to single parents and families where both parents have full-time jobs. Both single parents and two-income parents are becoming increasingly dominant household types.	
Policy HE-H.3 The City shall recognize the benefits of encouraging physically and financially able elderly persons to “age in place.” (Remain in the homes they currently live in rather than relocating to senior housing.)	
Policy HE-H.4 The City shall recognize the benefits of emphasizing affordable housing for people with disabilities and special needs.	
Policy HE-H.5 The City shall consider the impact on housing affordability of all proposed regulatory changes, fee changes and policy changes, and shall consider means of mitigating adverse impacts which are identified.	
Policy HE-H.6 To the extent feasible, the City shall preserve the affordability of existing mobile home parks for low-income owners of mobile homes.	
Policy HE-H.7 The City shall provide support to not-for-profit development corporations for development of affordable housing. Such support shall include technical training and assistance to develop capacity for housing development and financial assistance for housing development directly.	
Policy HE-H.8 The City shall support not-for-profit mechanisms in providing both homeownership and rental housing opportunities for low-income households.	
Policy HE-H.9 The City shall encourage lenders to meet their Community Reinvestment Act obligations through participation in public and not-for-profit affordable housing projects and programs to encourage home ownership opportunities for low- and moderate-income families.	
Policy HE-H.10 To the extent consistent with yield and security considerations, the City shall encourage public agencies to deposit public funds in lending institutions which make a higher than average proportion of their loans to mortgage-deficient residential areas.	
Policy HE-H.11 The City shall promote non-traditional development projects to the lending community. Examples of such projects may include mixed-use or mixed-income developments, housing with reduced parking requirements, higher-density developments, live-work housing and transit-oriented developments and developments with enhanced accessibility beyond that which is required.	
Policy HE-H.12 The City shall consider alternative strategies for leveraging public dollars allocated for affordable housing to generate maximum external revenues in order to make expand the Housing Trust Fund and other public affordable housing resources.	
Policy HE-H.13 The City shall enforce all federal, state and local ordinances or regulations pertaining to land use incentives which promote affordable housing opportunities for low- and moderate-income homebuyers, such as inclusionary housing and density bonus.	
Policy HE-H.14 The City shall seek a balance between allowing condominium conversions, which increase relatively affordable home buying opportunities and protecting the low-income renters who could be displaced by condominium conversions.	
GOAL 5 - Facilitate Compliance With All Applicable Federal, State and Local Laws and Regulations; Promote Achievement of Balanced Community Goals; Promote Conservation of Nonrenewable Energy Resources; and Promote Consistency With the Remainder of the General Plan and Other Major Citywide Planning Efforts.	
QUANTIFIED OBJECTIVE I: Affordable Housing Goals and Community Balance	

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A minimum of ten percent of all new units built in communities throughout the City should be affordable to low- and very low-income residents or for moderate-income homebuyers.	
A minimum of 20 percent of all units built in those portions of the North City, where a 20 percent inclusionary housing requirement has been adopted, should be affordable to low- and very low-income residents or for moderate-income homebuyers.	
Policy HE-I.1 The City shall seek attainment of community balance with respect to utilization of affordable housing resources. Available tools include new construction, acquisition, first-time homebuyer assistance, rehabilitation, maintenance, and rental subsidies. Different tools will be emphasized in different communities, depending on their needs and the objectives and policies specified in the applicable community plan.	
Policy HE-I.2 An inclusionary housing requirement shall be in effect throughout the City to help ensure that affordable housing opportunities are spread throughout the City.	
Policy HE-I.3 Each community plan, action plan, or other similar community-oriented planning document shall include a section addressing affordable housing which addresses the community’s affordable housing needs and identifies appropriate policies and programs to achieve the goal, based on the Housing Element and any future policies identified in the Strategic Framework Element. Community plan updates shall also include a projection of future employment opportunities anticipated for low-income persons and its relationship to affordable housing needs.	
Policy HE-I.4 The City’s highest housing priority shall be to provide housing for very low- and low-income families and special needs populations. A secondary priority is to provide housing opportunities for moderate-income households including first-time home buying opportunities.	
Policy HE-I.5 The City shall seek to locate higher-density housing principally along transit corridors, near employment opportunities and in proximity to village areas identified elsewhere in community plans.	
Policy HE-I.6 The City shall provide incentives for mixed-use development which include housing, retail and office uses at transit nodes and other high intensity locations as appropriate.	
Policy HE-I.7 The City shall update and strengthen Council Policy 600-19 (Balanced Communities) by incorporating the above referenced policies in order to move closer toward the achievement of economically and racially balanced communities throughout the City.	
Policy HE-I.8 The City shall encourage location of affordable housing opportunities throughout all sections of the City by encouraging mixed-income developments through a variety of programs and by encouraging the dispersal of rental subsidies.	
Policy HE-I.9 The City shall provide a range of regulatory tools to adequately implement the goals of adopted community plans.	
QUANTIFIED OBJECTIVE J: Use of Redevelopment Agency Low- and Moderate-Income Set-Aside Fund	
Provide housing assistance to at least 3,000 very low-, low- and moderate-income households during the next five years. Such assistance can be in the form of new or rehabilitated housing units and can also include provision of additional transitional shelter facilities.	
QUANTIFIED OBJECTIVE K: Use of Redevelopment Agency Low- and Moderate-Income Set-Aside Fund	
Provide housing assistance to at least 3,000 very low-, low- and moderate-income households during the next five years. Such assistance can be in the form of new or rehabilitated housing units and can also include provision of additional transitional shelter facilities.	
While set-aside funds will primarily be utilized to assist low- and very low-income households, the Redevelopment Agency anticipates that it will also be necessary to subsidize housing affordable to median-income households in order to achieve a balance of incomes in redevelopment areas which currently have a high number of low-income households.	
Policy HE-K.1 The Redevelopment Agency shall coordinate its plans and programs for the provision and preservation of affordable housing with those of other governmental and not-for-profit agencies involved in the provision of housing.	
Policy HE-K.2 Each redevelopment project area contains a unique set of housing needs and redevelopment law provides for a broad range of allowable housing activities. The Redevelopment Agency shall evaluate the needs for very low-, low- and moderate-income housing within a redevelopment project area and shall program housing activities to meet the needs of the project area. The Agency’s goal shall be to create balanced neighborhoods and to create new low-income housing and retain and improve existing low-income housing within a redevelopment project area. Set-aside funds may be used outside of a redevelopment project area when the housing will be of benefit to the project area.	
Policy HE-K.3 The Redevelopment Agency shall ensure that set-aside funds are spent in a timely manner and in accordance with California Redevelopment Law.	
Policy HE-K.4 In order to increase the impact of housing set-aside funds, the Redevelopment Agency shall seek to leverage these funds to the maximum extent possible, with other private, local, state and federal dollars available for such purposes. Furthermore, administrative expenditures should be a reasonable proportion of total amounts budgeted for housing projects and programs to ensure the maximum flow of funds to affordable housing projects.	
Policy HE-K.5 The Redevelopment Agency should ensure the preservation of affordable units by requiring agency assisted or constructed units to remain affordable to low-income households for a specific period of time. At a minimum, newly constructed or substantially rehabilitated rental units should remain affordable for fifty-five (55) years and for-sale units should remain affordable for forty-five (45) years.	
Policy HE-K.6 The Redevelopment Agency shall report the activities funded by the set-aside fund and the status of unexpended monies within the fund in the agency annual report which is filed no later than six months after the end of the fiscal year.	
Policy HE-K.7 The Redevelopment Agency shall continue to pursue a comprehensive strategy for use of redevelopment set-aside funds in conjunction with the Housing Commission to develop housing for very low-, low- and moderate-income families citywide including both inside and outside the boundaries of redevelopment project areas.	
QUANTIFIED OBJECTIVE L: Reduction of Housing Discrimination	
The City shall actively participate in an ongoing region-wide collaborative effort to improve fair housing choice and affirmatively further fair housing. The objective of this effort is to reduce impediments to addressing and eliminating discrimination identified in the recently completed Analysis of Impediments to Fair Housing Choice (AI).	

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Policy HE-L.1 The City will work with its fair housing service provider (the Fair Housing Council of San Diego), as well as the Fair Housing Resource Board (formerly the Community Housing Resource Board), to address the impediments to fair housing identified below. All activities will support the City’s ongoing fair housing planning process and the implementation of recommendations as outlined in the current AI:	
▪ Lack of availability of outreach and educational materials throughout portions of the San Diego region.	
▪ Many small property owners lack knowledge of fair housing laws and landlord rights and responsibilities.	
▪ Discrimination against persons with disabilities has become an increasing fair housing concern and the availability of accessible housing for persons with disabilities is limited.	
▪ Discrepancies in access to financing by different groups persist.	
▪ Lead-based paint hazards often disproportionately affect minorities and families with children.	
▪ Collaboration among jurisdictions and fair housing service providers in addressing service gaps needs improvement.	
Policy HE-L.2 The Fair Housing Council of San Diego offers services in the component areas of advocacy, outreach and education, technical training opportunities for housing provider, lender and insurance industries, maintenance of a fair housing discrimination investigative, intake and enforcement process and collaborations and/or linkages with other entities which further strengthen fair housing activities in the City.	
Policy HE-L.3 The Fair Housing Council will also maintain and operate a housing mobility counseling program designed to assist families who are receiving federal housing subsidies to reach personal goals and career objectives, emphasizing housing moves to neighborhoods of choice and greater opportunity. Another objective of the housing mobility program is to encourage owners in neighborhoods of greater opportunity to rent to participant families.	
QUANTIFIED OBJECTIVE M: Energy Conservation	
Maintain the goal of reducing by two percent total utility consumption per customer, although total energy demand is expected to increase during the period due to population growth.	
Policy HE-M.1 The City shall support the SDG&E programs to promote energy conservation.	
Policy HE-M.2 The City shall support the Water Utilities Department’s programs to promote water conservation.	
Policy HE-M.3 The City shall support state energy efficiency requirements in new housing and encourage the installation of energy saving devices in pre-1975 housing.	
Policy HE-M.4 The City shall support and implement its Urban Water Management Plan and Conservation Program (Resolution R-277077) to develop a sound water storage program and promote voluntary water conservation and retrofitting of pre-1981 housing.	
Policy HE-M.5 The City shall encourage and support cost-effective energy technologies with both positive economic and environmental impacts, e.g., passive solar space heating and cooling and water conservation.	
Policy HE-M.6 Insofar as practical, the City shall utilize its planning processes to promote efficient land use and development patterns which conserve such resources as fuel, water and	
Policy HE-M.7 The City shall support and encourage high performance design standards in new construction and redevelopment to promote increased energy conservation.	
Policy HE-M.8 The City shall support the installation of photovoltaic/solar and solar water heating systems on new construction to promote and increase the use of renewable resources.	